



STATE OF WISCONSIN

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Manufactured Homes Frequently Asked Questions

What are the limits of municipal authority to inspect alterations, additions, and/or repairs to existing Department of Housing and Urban Development (HUD) manufactured homes?

Answer: A municipality may not require that the unaltered portions of a HUD manufactured home comply with the requirements of the Uniform Dwelling Code (UDC). The unaltered portions of HUD manufactured homes are manufactured to HUD standards. Inspections of alterations, additions, and/or repairs are limited to the construction listed in the conditionally approved plans and the uniform dwelling permit. Wis. Admin. Code § SPS 320.10(2)(a).

Is a County ordinance that defines only one type of foundation, specifically a frost wall, being allowed for a Manufactured Home a legal ordinance, if the ordinance was in place prior to the Uniform Dwelling Code (UDC)?

Answer: The ordinance could be applied to the relocation and installation on a new foundation of existing manufactured homes with a production date prior to June 1, 1980, as the UDC code was not yet in effect. The ordinance could not be applied to any home with a production date of June 1, 1980 or later as the code was in effect, has sections addressing the installation of manufactured homes and applies to additions and alterations to homes produced after June 1, 1980, in Wis. Admin. Code § SPS 321.40(1) & (2). The new foundation is considered an addition or alteration to the existing manufactured home. Wis. Admin. SPS § SPS 320.04(5). The UDC would supersede any existing ordinance for an existing manufactured home produced on or after the effective date of the UDC.